

2020 ANNUAL REPORT

of the

MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

This Annual Report covers the Board’s actions from January 1, 2020 through December 31, 2020. During this time span, the Millstone Township Zoning Board of Adjustment (Zoning Board) conducted nine (9) regular meetings.

The Zoning Board rendered decisions on the merits on eight (8) applications and one (1) application withdrew their application prior to a vote by the Board. Thus, there was a total of 9 applications heard by the Board, which is the same amount as 2019.

Many applications included more than one variance request as reflected below in Table 1. The Zoning Board approved six (6) applications with variances and two (2) extension of times for prior approvals. Tables 1 illustrate variance and application request information by respective zoning districts and type of variance requested. A summary of each application is also attached. The Board did not deny any applications in 2020, but one (1) applicant (Stewart) withdrew prior to the Board voting.

The Zoning Board reviews applications with an eye toward reducing the intensity and quantity of variances by working with applicants to develop improved designs. Through this process, the number of variances that are initially requested is often reduced.

TABLE 1: VARIANCES & APPLICATIONS APPROVED-2020

TYPE →	1 acre Non- Usable	Use	Lot Area/ Width/ Fronta ge	Setback Front/Side Rear Yard	Accessory Structure Exceeds 900 sq ft	Size of Signs	Lot Cov.	Steep Slopes
ZONE ↓								
PCD								
HC		1				1		
R-130				2	1			
HC-1		1						
BP		1						
R-80								
Totals		3		2	1	1		

2020 SUMMARY

The following is a summary of variances approved by the Board on each application.

APPROVALS

JEFFREY VULPIS BLOCK 39.01, LOT 19.12

1. Front Yard Setback Variance, pools are not permitted in a front yard. Applicant proposes a pool in the front yard of Back Bone Hill Road.
2. Front Yard Setbacks in the R-130 Zone, which requires a 130 foot setback, where the applicant proposes to install pool having only 100.3 foot setback.

FRANK GRIGOLO BLOCK 62, LOT 21.03

1. Rear Yard Setback Variance for accessory structure, which requires a 20-foot rear yard setback, where only 8.8 foot is proposed (Existing Condition)

BRIAN MUMAU AND ELAINE MUMAU BLOCK 6.02, LOTS 5

1. Variance from Section 4.9-3 which restricts accessory structures to not more than 900 sq. ft., where the proposed horse barn is 1,080 square feet.

SILVI GROUP COMPANIES BLOCK 22, LOT 13

1. Use ("D") variance, Expansion of Non-Conforming Use. Production, sale and distribution of concrete is not permitted in the HC-1 Zone. The use is being expanded.

**LENZO FAMILY LLC
BLOCK 17, LOT 8.06**

1. Use (“D”) variance, because propane cylinder filling station is not a permitted use in the HC Zone or the PCD Zone.
2. Sign Variance. Applicant received approval to have a 22 square foot sign on each of the 2 retaining walls near the entrance and exit of the site. The applicant proposes to increase each sign to a total of 33.2 square feet to include the letter’s “& RV”. The applicant previously received variances for 3 freestanding signs, were 1 is permitted, due to the increase of the square footage of each sign on the retaining walls; this is an expansion of the previously approved variance.

**TLP REALTY, L.L.C.
BLOCK 16.01, LOT 1**

1. Use (“D”) variance, because the “BP” Zoning District does not permit accessory buildings and accessory uses associated with a permitted principal nonresidential use.

EXTENSION OF APPROVALS

**JAMES MCCAFFERY
BLOCK 42, LOT 11.03**

1. The applicant is granted an extension of time pursuant to Section 3-2.9 of the Land Use Ordinance of the Township of Millstone to January 23 2021.

**MAZZITELLI LIVING TRUST
BLOCK 36.01, LOT 3**

1. The applicant is granted an extension of time pursuant to Section 3-2.9 of the Land Use Ordinance of the Township of Millstone to September 24, 2020.

RECOMMENDATIONS

The Zoning Board is not making any recommendations this year for any modifications or new Land Use Development Ordinances.

BE IT FURTHER RESOLVED, that the Board Secretary is hereby authorized and directed to send a certified copy of the Board of Adjustment 2020 Annual Report to the Township Clerk and the Township Committee and the Planning Board. The Secretary shall further post a copy of the 2020 Annual Report on the Township Web Site.

DATED

MICHAEL NOVELLINO, CHAIRMAN
Millstone Township Board of Adjustment

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Board of Adjustment Annual Report adopted by the Zoning Board of the Township of Millstone at a meeting held on January 27, 2021.

PAMELA D'ANDREA, Secretary
Board of Adjustment Township of Millstone

The vote on the Motion to approve the 2020 Annual Report:

Motion:	S. Lambros
Second:	S. Morelli
Roll Call:	Lambros, Morelli, Barthelmes, Conoscenti, Novellino, Mostyn, Zabrosky
Approve:	7
Oppose:	0
Abstain:	0
Absent:	2